

Nancy
Benson

Sales Representative

Presents...

1404-429 Somerset Street
"Centre Town"



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\$229,900

The "Strand" is a striking "Euro" inspired 14-storey contemporary residence with distinctive brick and glass facade rising above the northeast corner of Somerset and Kent Streets. An invitingly modern lobby is tastefully furnished and equipped with intercom and closed circuit entry system. The suite is completely wired for phone, cable and high speed internet access with provision for future "smart" wiring. The building offers a multi-purpose room and private lounge with bar and kitchen facilities, ideal for entertaining guests. This lovely bright and spacious two bedroom unit features an "open concept" design with gleaming hardwood floors (living and dining room) and imported ceramic tile in the kitchen & baths. The designer kitchen features custom oak cabinetry and pristine white appliances. The Master bedroom retreat offers a walk-in closet and full ensuite bath. Enjoy all that downtown living has to offer!

FLOOR PLAN

Foyer: 6'4" x 4'6"	Strip hardwood floor, guest clothes closet	Kitchen: 12'11" x 10'11"	Imported ceramic tile floor, open-concept design, designer oak cabinetry & built-in appliances, stainless steel sink with single-lever faucet, built-in hoodfan, double door entry to convenient ensuite laundry
Laundry Area /Store Room:	Ceramic tile floor, full-size stackable washer and dryer, storage area	Dining Room: 12'11" x 11'5"	Strip hardwood floor, contemporary overhead light fixture
Living Room: 15'11" x 11'5"	Strip hardwood floor, patio door to oversize balcony with northeast view of the cityscape	Bedroom: 11'10" x 11'8"	Wall-to-wall 30 oz. soft blue broadloom, double clothes closet
Bathroom: 6'7" x 6'1"	Imported ceramic tile floor and bath enclosure, vanity mirror with bar lighting and full mirror, medicine cabinet, exhaust fan	Master Bedroom: 15'2" x 12'4"	Wall-to-wall 30 oz. beige broadloom, large multi-paned window with northeast view, large walk-in closet
Ensuite Bathroom: 8'6" x 5'5"	Imported ceramic tile floor and bath enclosure, vanity with mirror and bar lighting, exhaust fan		

PROPERTY DETAILS

Legal Description:	Ottawa-Carleton Condominium Plan #669, Level 13, Unit 4	Taxes:	\$2,862.52 (2004)
Condo Fees:	\$329.14/month	Fees Include:	Heat, air conditioning, water, caretaker fees, building insurance, management fees, reserve fund contribution
Heating:	Forced air natural gas	Cooling:	Central Air Conditioning
Storage:	Storage locker (Unit 83 Level C), bicycle storage area	Parking:	Garage parking space can be purchased for \$25,000 and an additional \$20/month in condo fees)
Inclusions:	Fridge, stove, hoodfan, washer, dryer, dishwasher, all lighting fixtures	Square Footage:	Approximately 1,030 sq. ft. (according to builder's plans)
Possession:	To be arranged		

*Note: The above information is believed to be accurate but, not warranted.

1404-429 Somerset Street Floor Plans Abbey Model



***Note:** The above plans are not drawn to scale and are designed for layout purposes only.